PDA-WIDE CRITERIA

Criteria	Assessment
Urban Design & Public Realm	
Urban Design Development ensures the form, type and arrangement of buildings, streets and the public realm are: designed to collectively contribute to the creation of a sense of place by: i. catering for the diverse needs of all community members, including children, elderly and people with ii. disabilities, by applying principles of universal, adaptable and inclusive design iii. creating an attractive and functional relationship between buildings, private spaces and the public iv. realm v. providing a ground plane that is connected, legible, permeable, inclusive and safe vi. contributing positively to conditions of the urban environment and the visual experience of a place vii. allowing for innovative and temporary use of public realm viii. applying Crime Prevention through Environmental Design (CPTED) principles13, and ix. promoting identity and distinctive character, by working with the landscape, heritage and cultural features to create places with a strong relationship to their context.	**Complies** The proposed development will facilitate an outcome consistent with this criterion for the following reasons: i. The proposal provides an adaptable use and inclusive design by of consideration of the site's context and its surroundings has driven the design narrative ensuring the proposed built form, height, scale and appearance will respond positively to its setting. ii. The proposed development will provide an attractive and functional relationship between buildings, private spaces and the public. This is illustrated in **Appendix E**. iii. The development will provide a ground plane that is connected, legible, permeable, inclusive and safe. This is achieved through numerous windows, balconies and openings oriented towards the road frontages. All entries to the building are easily accessible and safe. iv. The proposed development will result in a significant improvement to the conditions of the urban environment and visual experience of the place when compared to the existing situation. This is illustrated in **Appendix E**. v. **Not applicable** – the proposed development does not involve the public realm. vi. The proposed development layout has been based on the principles of CPTED and will facilitate a high level of casual surveillance and overlooking of public spaces. vii. The site analysis in **Appendix E** demonstrates how the proposed design will facilitate a distinctive character and development identity

Criteria	Assessment
	based on the site history and surrounding urban context.
Sub-tropical design Development ensures the form, type and arrangement of buildings, streets and the public realm are designed to positively respond to the local climate and improve the urban amenity of Bowen Hills by: i. applying design strategies that maximise natural light and air flow in the public realm and private spaces to reduce energy demand for artificial lighting and mechanical temperature control ii. applying design strategies to reduce the extremes of temperature and direct solar heating in buildings, streets and public spaces iii. orientating buildings to optimise seasonal solar gain and loss, and iv. using appropriate landscape, vegetation and large trees to provide shade and shelter for pedestrians and cyclists.	**Complies** The proposed development design has been based on the principles of Brisbane City Council's New World City Design Guide: Buildings that Breathe. This includes: i. Landscape features provided internally and externally within the site and building. Refer to **Appendix I**. ii. Façade elements are proposed in order to provide both shade and articulation to the building. Refer to **Appendix E**. iii. The building has been oriented to optimise solar gain and loss as much as possible given the site constraints. iv. The proposed development will retain the existing trees that provide shade and shelter for pedestrians and cyclists using the inner-city bikeway that runs through part of the site.
Building form Development delivers high-quality built form outcomes by: i. creating human-scale relationships between buildings, streets and the public realm ii. using setbacks and landscape to integrate with, complement and articulate streetscapes iii. using the ground floor of buildings to define the adjacent street or space, deliver a sense of safety, community ownership and promote activation iv. for mid-rise and high-rise buildings, providing tower separations to deliver access to light, promote air circulation, minimise overshadowing and maximise amenity and privacy for both occupants and neighbours, and	**Complies** The proposed development will facilitate an outcome consistent with this criterion for the following reasons: i. The proposed development will create a human-scale relationship between the building and the adjoining street. This has been achieved through the use of a highly activated ground level around the frontages of the building. These spaces include windows, balconies and openings to create a legible and activated relationship between the building and the street frontages. ii. Landscaping is provided around the ground level of the building to complement and articulate the streetscapes on Wren Street and

Criteria	Assessment
v. responding to the cultural heritage significance of heritage places.	Campbell Street. This is illustrated in **Appendix I**. iii. The ground level and building podium will provide a high level of overlooking and activation of the surrounding streetscape. This will provide for passive surveillance and will create a sense of safety. iv. Tower separation has been carefully considered as part of the proposed development. This is discussed in Section 6 of the planning report. A minimum of 18m separation between adjacent development is achievable. EDQ have indicated in principle support for this tower separation through the pre-lodgement meeting discussions associated with the project. v. The site is not identified as a place of cultural heritage significance.
Streets and public realm Development delivers high-quality streets and public realm spaces that are: i. attractive spaces embellished with landscape and street furniture to encourage social interaction, healthy active lifestyle15 and community-based activity ii. human-scale spaces that are designed to contribute positively to the environmental and visual experience of Bowen Hills, and iii. universally designed and provide legible, permeable and safe movement for all members of the community.	**Not applicable** The proposed development does not involve new streets or public realm spaces.
Connectivity	
Development: i. delivers a high quality street and movement network and related infrastructure which enhances connectivity for pedestrians, cyclists and vehicles ii. provides car parking, access and servicing facilities to meet the necessary functional requirements of development as detailed in schedule 3	**Complies** The proposed development will facilitate an outcome consistent with this criterion for the following reasons: i. **Not applicable** – the proposed development does not involve the creation of any new roads or streets.

Criteria	Assessment
iii. ensures universal design principles are applied to access, safety, transport and connectivity within the PDA to ensure that the needs of pedestrians, cyclists and motorists are met iv. ensures the layout of streets and the public realm prioritise pedestrian and cycle movements and the use of public transport over private vehicles by: a. creating attractive, direct, permeable, legible and connected network of streets, pedestrian and cycle paths and safe crossings points b. giving high priority to equitable pedestrian connectivity, directness of route and facilities for all members of the community c. providing convenient through-site connections and cross-block links for pedestrians and cyclists, offering a choice of routes throughout the PDA d. connecting directly to existing footpaths, cycleways, streets and public transport in surrounding areas, and e. managing potential conflicts between pedestrians, cyclists and other users through appropriate and safe design.	ii. The proposed development will provide adequate car parking, access and servicing arrangements to meet the requirements of the proposed development. This is demonstrated in the traffic engineering report in **Appendix H**. iii. The proposed development has been designed to comply with relevant standards. Refer to **Appendix H**. iv. **Not applicable** – the proposed development does not involve any new streets or public realm spaces
Housing Diversity	
Housing diversity Development for residential uses (including residential components of a mixed-use development) provides: i. diverse housing choice to suit a variety of households by offering universal design16 and variety in dwelling size, configuration and adaptability ii. a minimum of 10 per cent of total residential GFA as dwellings with 3 or more bedrooms iii. a minimum of 5 per cent of total residential GFA as either or a mix of public housing, social housing or affordable housing, and iv. dwellings that are for public housing, social housing and affordable housing are integrated and distributed throughout residential and mixed-use developments and present high-	**Complies** i. The proposed development will provide a mix of studios, 1, 2 and 3 bedroom dwellings. This will ensure a mix of housing options are available within the development. ii. A total of 8% of the proposed dwelling stock will be provided as 3 bedroom dwellings. This is equivalent to approximately 10% of total residential GFA within the building; iii. A minimum of 5% of the proposed dwellings will be provided as affordable housing. iv. The dwellings proposed to be provided as affordable housing are

Criteria	Assessment
quality design outcomes to avoid identifying them or setting them apart in the community.	provided throughout the development.
Sustainable Development	
Sustainable buildings Development provides the design, construction and operation of sustainable buildings by achieving either: i. a minimum 6 leaf Enviro Development certification ii. a minimum 4 star Green Star: Design and as Built certification, or iii. an equivalent rating under an alternative rating system.	**Will Comply** Final environmental performance ratings are not known at this stage of the development. However, we understand conditions of approval can ensure compliance with this criterion.
Self sufficiency Development enables communities to be more resilient and self-sufficient by providing opportunities for: i. food to be grown in private, communal or public spaces ii. water to be locally sourced for appropriate uses, and iii. energy to be locally generated and sourced.	**Complies** i. All dwellings are provided with private balconies where food can be grown. ii. There are opportunities to harvest rainwater as part of the detailed design of the development. iii. There are opportunities for solar and other local sources of energy.
Sustainability of infrastructure Development ensures: i. all infrastructure is appropriately designed and delivered to support the needs of development, and ii. existing infrastructure is well used and land that is required for future infrastructure is preserved.	**Can Comply** Conditions of approval can ensure that all infrastructure associated with the development is appropriate designed and delivered to support the needs of the development.
Water Management Development provides a stormwater management system17 designed to deliver the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces. This can include working with established topography to sustainably manage surface water run-off at the	**Can Comply** Conditions of approval can ensure that a stormwater management plan is implemented on site in accordance with this criterion.

Criteria	Assessment
source and deliver improved biodiversity, landscape amenity and recreational resources.	
Energy Efficiency Development promotes energy efficiency through: i. site layout, building orientation and thermal design that reduces the need for mechanical cooling and heating; ii. the use of natural light and energy efficient lighting, plant and equipment and at least one of the following: iii. integration of solar generation technology within the built form or public realm, or iv. integration of green roofs, green walls or other sustainable landscape elements within the built form and the public realm, or v. integration of smart technology which passively controls the use of electricity.	**Complies** The proposed development design has been based on the principles of Brisbane City Council's New World City Design Guide: Buildings that Breathe. An detailed assessment against this guideline will be provided shortly after lodgement. This will demonstrate how these matters have been integrated into the proposed design.
Waste Management Development: i. provides facilities for recycling, composting and waste reduction, in addition to the provision of facilities for the removal of waste. Where possible, waste management facilities are centrally located on the site, and ii. ensures that no liquid or solid wastes, other than stormwater, are discharged to neighbouring land or waters to prevent contamination of natural waterways.	**Complies** A waste management plan is provided in **Appendix J** which demonstrates compliance with this criterion.
Transport efficiency Development: i. integrates with public transport and active transport infrastructure ii. supports a reduction in car ownership and vehicle trips by providing car share facilities, ride share access, cycle access, cycle storage facilities and pedestrian permeability, and	**Complies** The proposed development will facilitate an outcome consistent with this criterion. This is demonstrated in the traffic engineering report in **Appendix H**.

Criteria	Assessment
iii. provides facilities to support the charging of electric vehicles including at least one Destination AC charger and the electrical capacity for Basic AC charging on all non-visitor parking.	
Infrastructure Planning & Delivery	
Development ensures: i. planned future infrastructure is provided or that its future provision is not constrained, and ii. Infrastructure networks are designed and delivered to meet relevant standards, in a timely and coordinated way which facilitates ongoing development in the PDA.	**Not applicable** There is no planned future infrastructure at the site based on the information provided in the Development Scheme.
Heritage Places	
Development promotes the historic identity of the Bowen Hills PDA, by conserving the cultural significance of heritage places20 and sensitively managing any development and adaptive reuse opportunities by: i. avoiding significant adverse impacts on the cultural heritage significance of the place21 by protecting the fabric, features and setting of a heritage place when providing for its continued use, interpretation and management ii. where adverse impacts cannot be avoided, minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area, by adapting a heritage place to a new use in a way that is compatible and sympathetic to its heritage significance, and iii. minimising the detrimental impact of the form, bulk and proximity of adjoining development on heritage places.	**Not applicable** The site is not identified as a heritage place.
Environment	
Significant Vegetation Development: i. avoids impacts on significant vegetation, or ii. minimises and mitigates impacts on significant vegetation after demonstrating avoidance is not reasonably possible, and	**Not applicable** No significant vegetation is identified at the site in the development scheme.

Criteria	Assessment
iii. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in significant residual impact on a prescribed environmental matter.	
Waterways & Riparian Areas	
Development: i. ensures that land along Breakfast Creek within 10m of the high water mark is transferred to Brisbane City Council as publicly accessible open space ii. is located, designed, constructed and operated to avoid, or where avoidance is not reasonably possible, minimises and mitigates adverse impacts on: a. the hydraulic capacity of the waterway; b. the environmental values of receiving waters, and iii. protects environmental values of receiving waters by delivering appropriate solutions that achieve an equivalent or improved water quality outcome.	**Not applicable** The site is not located on land along Breakfast Creek.
Acid Sulfate Soils Development: i. ensures acid sulfate soils (ASS) will be treated in accordance with current best practice in Queensland ii. ensures the disturbance of ASS is avoided to the greatest extent practical, then managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants, and iii. that is operational work will require an ASS investigation if the work involves: a. the disturbance of greater than 100m3 of soil below 5m Australian Height Datum (AHD), or b. the placement of greater than or equal to 500m3 of fill material in layer of greater than or equal to 0.5m in average depth below 5m AHD.	**Can Comply** Conditions of approval can ensure that an acid sulfate soils management plan is implemented on site in order to fulfil this criterion.
Flood	

Criteria	Assessment
Development in a flood hazard area or coastal hazard area: i. is designed and located to avoid, or where avoidance is not reasonably possible, minimise and mitigate the susceptibility to and the potential impacts of inundation ii. ensures underground car parks are designed to prevent the intrusion of storm tide waters or flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level iii. provides measures to ensure critical services remain operational in an inundation event. Essential electrical services including substation equipment and switchboards must be located above the defined flood level, and iv. ensures any hazardous material manufactured or stored on site is not susceptible to risk of inundation.	Complies The Campbell Street frontage of the site is identified in a flood hazard area. The flood report provided in **Appendix L** demonstrates how the proposed development has been designed to comply with this criterion.
Managing Impacts of Infrastructure	
Railway Environment Development: i. does not create a safety hazard for users of a railway, by increasing the likelihood or frequency of loss of life or serious injury ii. does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works iii. does not result in a worsening of the physical condition or operating performance of railways and the rail network iv. does not compromise the state's ability to construct railways and future railways, or significantly increase the cost to construct railways and future railways v. does not compromise the state's ability to maintain and operate railways, or significantly increase the cost to maintain and operate railways, and vi. ensures the community is protected from significant adverse impacts resulting from environmental emissions generated by a railway.	**Not Applicable** The site is not located in close proximity to a railway.

Criteria	Assessment
Sub-surface transport infrastructure Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel30.	**Not applicable** The site is not located in close proximity to any sub-surface transport infrastructure.
Noise – Transport noise corridors and entertainment venues Development is oriented, designed and constructed to: i. reduce exposure to noise impacts from designated transport noise corridors, and ii. reduce the exposure of residential uses to noise impacts from lawfully operating entertainment venues.	**Complies** An acoustic report is provided in **Appendix K** which demonstrates how the proposed development will facilitate an outcome consistent with this criterion.
Procedures for air navigation services Development does not create a permanent or temporary obstruction or hazard to operational airspace of the Procedures for Air Navigation Services – Aircraft Operational Surfaces (PANS-OPS)33 for the Brisbane Airport as identified on the Brisbane City Plan Airport Environs overlay mapping.	**Complies** The PANS-OPS starts at 245m AHD above the site. The proposed development will be a total of 114m AHD and will therefore no penetrate the PANS-OPS.
Air quality Development must limit exposure and risk associated with pollutants that could have an adverse effect on human health. Development in a transport air quality overlay is designed to: i. minimise the impacts of air pollution from vehicle traffic on the health and wellbeing of uses of a childcare centre, multiple dwelling, residential care facility or retirement facility, and ii. maximise wind movement around buildings and the dispersion of traffic air pollutants. Development within 100m of the Clem Jones Tunnel north ventilation outlet and above RL+45m AHD must be designed and oriented to: i. avoid unreasonable impacts on the performance of the ventilation outlet, and	**Will Comply** The site is partly identified within the 100m buffer area of the Clem Jones Tunnel North Ventilation Outlet. The applicant understands that compliance with the relevant air quality standards can likely be achieved at the site with minimal management measures. However, detailed modelling is currently being undertaken and will be provided to EDQ as soon as possible following lodgement of the application.

Criteria	Assessment
ii. mitigate potential air quality impacts on occupants resulting from the ventilation outputs. Development within 150m of the Queensland Urban Utilities odour control device must be designed and oriented to mitigate: i. unreasonable impacts on the performance of the odour control device ii. potential air quality impacts on occupants resulting from the odour control device iii. the intrusion of air pollution from the odour control device, and iv. reverse amenity impacts on the lawful operation of the odour control device. Development for a sensitive use within 500m of an existing High impact industry identified on Brisbane City Plan Industrial amenity overlay map is designed and constructed to achieve acceptable air quality, odour and health risk standards.	

ZONE BUILT FORM PROVISIONS

Built Form Provisions		Assessment
Maximum Plot Ratio	8:1	**Performance outcome proposed** The proposed development has a total GFA of 30,105m^2, which results in a plot ratio of 8.4:1. Sufficient grounds are therefore proposed. This is demonstrated in Section 9 of the planning report.
Minimum Site Area	800m^2	**Complies** The site is 3,572m^2.
Minimum Site Frontage	20m	**Complies** The site has a total combined road frontage of approximately 130m.
Maximum Height Provisions	30 storeys	**Performance Outcome Proposed** The proposed development involves 31 storeys plus an internal mezzanine level. A performance outcome is therefore proposed. This is demonstrated in Section 9 of the planning report.
Building Envelope	Street frontage setbacks: • Ground level – 3m • Up to 4 storeys – 0m to balconies and 3m to walls • Above 4 storeys – 6m	**Performance Outcome Proposed** The proposed development generally complies with these setbacks. However performance outcomes are proposed in relation to the ground level setback to Campbell Street and the tower setback to Wren Street. This is discussed in greater detail in Section 9 of the planning report.
Side Setbacks	• Up to 4 storeys - 0m where a podium • 6m to habitable rooms • 4m to balconies. • 3m to non-habitable rooms • Above 4 storeys – 9m	**Performance Outcome Proposed** The proposed development generally complies with these setbacks with the exception of the side boundary setback to the south of the site. The proposed building setbacks will match the side setback of the existing building.
Rear Setback	• Up to 4 storeys - 0m where a podium. • 6m to habitable rooms. • 4m to balconies. • 3m to non-habitable rooms. • Above 4 storeys – 9m	**Not applicable** The site has no rear boundary.

Built Form Provisions		Assessment
Scale and Bulk	• Maximum tower footprint of 1,200m2. • Any part of a building above the podium has a maximum site coverage of 60%, and a maximum horizontal dimension of 50m. • A maximum length of 30m on any one outer building wall. • A maximum wall length of 10m between building articulations.	**Complies** The proposed development will comply for the following reasons: • Proposed tower footprint of 1,200m^2 (excluding architectural elements); • Proposed tower site cover of 33.6% and maximum tower building length of 41.2m; • No single length of wall greater than 30m. • Building articulation provided every 10m. The above details are further illustrated in the Development Plans in **Appendix E**.
Orientation	• Development is oriented to the street frontage and activates the public realm. • Development on a corner lot is oriented to address both street frontages. • Development optimises seasonal solar gain and loss, taking into consideration major site views and vistas. • Development is located and designed to minimise impacts from surrounding uses an infrastructure and maintain reasonable levels of amenity.	**Complies** • The proposed development has windows, balconies and other openings oriented towards the street frontages. • The site is a corner block and is oriented towards both street frontages. • There are no major site views or vistas identified at the site. • The technical reports provided with the development application demonstrate future residents will have a reasonable level of amenity.
Separation Distances	• A minimum 12m separation distance between balconies or windows in habitable rooms up to level 4. • A minimum 18m building separation above level 4.	There are no balconies or habitable windows up to Level 4 in the building. A minimum building separation of 18m will be achieved between the proposed tower and adjacent buildings above the podium level. This is illustrated in **Appendix E**.
Fences	Side and rear boundary fencing is 1.8m in height, if buildings are not built to boundary.	**Not applicable** No side or rear boundary fencing is proposed.
Rooftops	• Roofs are designed to ensure plant and equipment are screened or	**Complies**

Built Form Provisions		Assessment
	otherwise integrated with the overall roof design. • Varied roof forms are incorporated to contribute to the architectural distinction of the building. • Roof top areas may be utilised for communal open space and other passive recreation uses.	The podium and tower rooftops have been designed to ensure plan and equipment is screened. This is illustrated in **Appendix E**.
Communal Open Space & Facilities	Development provides universally accessible communal open space as follows: i. Development which includes a multiple residential component provides communal open space equivalent to a minimum of: a. 80% of the site area, or b. 15% of the multiple residential Gross Floor Area. ii. a minimum of 10% of the site area for non-residential developments iii. a minimum of 60m2, having a minimum dimension of 6m iv. as a mix of ground level, vertically integrated or roof top settings v. respects the privacy of both users and those overlooking from neighbouring properties vi. includes landscape and deep planting shade trees or structures suited to the subtropical environment vii. is positioned for good solar orientation and minimises water use, and viii. does not include driveways, storage or turning areas.	**Complies** i. The proposed development will provide a total of 1,826m^2 of the site as communal open space. This is equivalent to 51% of the site area. ii. The proposed development is not a non-residential development. iii. The podium rooftop communal open space will be approximately 1,191m^2 of communal open space. iv. The communal open space areas are proposed on multiple levels within the building including the podium rooftop and the tower rooftop. v. There is no significant potential overlooking between the communal open space areas and adjoining development. vi. A number of landscaping features are proposed as part of the development, including lower ground, ground, level 11 and level 12. A number of plantings is provided within these levels. Refer to **Appendix I**. vii. The communal open space area is located on the southern side of the development which will take

Built Form Provisions		Assessment
		advantage of sun and shade at different times of the day. viii. The proposed communal open space areas do not include driveways or turning areas.
Private Open Space	• Development provides all dwellings with private open space or balconies at the following rates: i. 1 bedroom dwellings - 9m2 with a minimum dimension of 3m, or ii. 2 or 3 bedroom dwellings - 12m2 with a minimum dimension of 3m. • Balconies are appropriately screened to maximise privacy between buildings and the public realm, without compromising CPTED principles. • Ground floor private open space must provide privacy but still allow overlooking of the street to promote passive surveillance.	**Complies** The private open space areas associated with all 1, 2 and 3 bedroom apartments will comply with these dimensions. There is no minimum for studio apartments. Screening elements are proposed where necessary to complies with this outcome. No ground floor private open space is proposed.
Building Elements and Appearance	• High-rise buildings must have distinct lower, middle and upper sections, including the ground floor, podium and tower levels, providing for variation in the built form. • Buildings are to be well articulated with varied materials and design details, external balconies, verandas, terraces, recessed doors and doorways, windows, shade and screening devices and outdoor planting. • Residential building design ensures visual and noise privacy, adequate storage space, adequate room	**Complies** The proposed building has been visually broken up so that it has a clear ground level, podium and tower. This is illustrated in **Appendix E**. The proposed building is clearly well articulated through the use of varied materials and architectural features. This is illustrated in **Appendix E**. The proposed development will ensure a high level of visual and acoustic privacy (refer to acoustic report in **Appendix E**). Storage and communal outdoor spaces are also proposed to be provided. Refer to **Appendix E**. The proposed development has a clearly identifiable lobby from Wren Street. The proposed development has been designed based on the Brisbane City

Built Form Provisions		Assessment
	sizes, functional room relationship and the provision of useable and well connected common outdoor spaces. • Development provides a well-defined entry point for pedestrians. • Building form allows for cross ventilation and supports a naturally ventilated and comfortable environment. • Buildings incorporate appropriate weather protection, eaves and overhangs, screening, and shading structures on the building facades to channel breezes, filter sunlight, block out night lighting and provide rain protection.	Council New World City Design Guide: Buildings That Breathe. This is demonstrated in **Appendix E**. Awnings and similar architectural elements are proposed to be provided in the lower level of the building to provide for weather protection.
Basements	Basements are within property boundaries. Basement level 1 is clear of street alignments to allow areas for deep planting at the street level.	**Not applicable** No basements are proposed.
Ground Level Treatment	• Street activation is achieved through a variety of measures, including varied design concepts and providing a high frequency of foyers, front entries, windows or doors to commercial, retail, community, communal and residential uses. • Mixed-use developments provide a predominantly commercial and retail character at the ground floor level, which activate the street. • Front entries to all buildings are emphasised through architectural and landscape treatment, pedestrian paths, appropriate lighting and	**Complies** The ground level of the building is provided with windows, balconies and openings to all street frontages. This will ensure a high level of activation and overlooking of the street is achieved. Retail uses including a food and drink outlet (café) and shop are provided at ground level. These uses will active the street frontages. A combination of architecture, landscaping, lighting and pathways will ensure the building entries are easily identifiable and accessible. The building foyer is oriented and opens to the Wren Street frontage.

Built Form Provisions		Assessment
	the provision of continuous awnings. • Foyers open toward the public realm and contain active spaces that engage people, such as reception desks, seating areas, cafes and display spaces. • Non-residential uses at ground level provide: i. a minimum 4.5m ground level ceiling height ii. continuous 3m wide awnings46 over the footpath with integrated lighting to provide shelter and protection from the elements iii. a variety of building elements, details, finishes and setbacks on the ground floor to create plazas, outdoor dining areas, landscape spaces or open vistas, and iv. places for a wide range and rich variety of activities and uses, formal and informal gathering and interaction. v. direct street access to each ground level dwelling vi. landscaping, including deep planting, along a minimum length of 50% of street frontages vii. front fences or walls to which are at minimum 50% visually permeable and no higher than 1.5m, and viii. a minimum 4.5m ground level ceiling height.	
Podium Treatment	• Podiums are designed to address, activate and provide a visual appeal to street	**Complies** The proposed building podium are designed to address and activate the

Built Form Provisions		Assessment
	• frontages. • Any parking included in a podium must be sleeved with active uses fronting the street. • Development must ensure safe access to active uses within the podium. • Podiums include articulations in building facades and landscape treatments to reduce the visual bulk of the building and provide an appropriate transition between the ground floor and upper storeys. • Podiums maintain a strong relationship with the street by framing and activating the public realm and entrance spaces while reinforcing the street hierarchy. • Development of podium levels facing street frontages or public spaces include windows, doors and balconies that allow for activity, visual connection and passive surveillance. • Development of the lower 4 storeys of the building includes variation in plan shape and vertical profile, balconies, display windows and the like orientated to the street. • Podium tops provide valuable space for communal open spaces and roof gardens.	surrounding street frontages. These podiums will include health care services, a shop and a food and drink outlet. The development has been designed so that car parking areas within the building podium will be sleeved with dwellings and health care service activities. This is illustrated in **Appendix E.** All uses within the building can be accessed safely via the Wren Street lobby. The proposed development is highly articulated. As demonstrated in **Appendix E**, the design will reduce the visual bulk of the building and provide an appropriate transition between the ground floor and upper storeys. The proposed podium design as a strong relationship with the street. It has been designed to provide for overlooking and activation of the public realm. Refer to **Appendix E**. The podium levels facing the street including windows and balconies that allow for activity, visual connection and passive surveillance of the surrounding streets and public spaces. Refer to **Appendix E**. The building podium includes a different architectural treatments to the ground level and tower components of the building. Refer to **Appendix E**. The podium rooftop is proposed to be used for communal open space. Refer to **Appendix E**.
Tower Treatment	• Towers include articulations and varied design details to create visual appeal. • Residential towers include balconies and other external protrusions which separate the core from direct solar heating. • Balconies on towers are offset so that they maintain	The tower element of the building is highly articulated. Refer to **Appendix E**. The tower element of the building includes balconies and changes in the building line to separate the core from direct solar heating. Refer to **Appendix E**. All balconies have been located and designed to ensure visual privacy.

Built Form Provisions		Assessment
	privacy of habitable rooms or outdoor spaces and provide visual variety and articulation in the built form.	
Landscape	• Development provides consistent and cohesive landscape and streetscape treatments, including deep planted feature trees, seating and public art, that contributes to the area's streetscape and urban character.	**Complies** Refer to landscape plan in **Appendix I**.
Public Realm	• Mixed-use developments provide privately owned plazas and public spaces for social connectivity, meeting points and other temporary uses and displays. • Development addresses and provides passive surveillance of its interface with the street and other adjoining public spaces. • Streetscape treatments facilitate pedestrian and cycle amenity and safety.	**Complies** Communal recreation space is provided on the podium and tower rooftops. The proposed development design will provide for passive surveillance of the surrounding streetscape. The proposed development design provides a high quality design outcome and will contribute to overlooking and passive surveillance of the surrounding streetscape and public spaces.